

EXHIBIT A



A. Settlement Statement (HUD-1)

B. Type of Loan			
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input checked="" type="checkbox"/> Conv. Unins		6. File Number: 012300324	7. Loan Number:
4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins		8. Mortgage Insurance Case Number:	
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. (012300324/75)			
D. Name and Address of Borrower: Prime Capital Ventures, LLC 600 Linkhorn Drive Virginia Beach, VA 23451		E. Name and Address of Seller: Charles G. Barker and Susan L. Barker	
		F. Name and Address of Lender: CASH	
G. Property Location: 600 Linkhorn Drive Virginia Beach, VA 23451 Virginia Beach County, Virginia Site 157, Plat of Linkhorn Park		H. Settlement Agent: Priority Title & Escrow, LLC (757)431-1001 641 Lynnhaven Parkway, Suite 200, Virginia Beach, VA 23452 Place of Settlement: 641 Lynnhaven Parkway, Suite 200 Virginia Beach, VA 23452	
		I. Settlement Date: January 31, 2023 Disbursement Date: January 31, 2023	

J. Summary of Buyer's Transaction	
100. Gross Amount Due from Buyer	
101. Contract sales price	3,750,000.00
102. Personal property	
103. Settlement charges to buyer (line 1400)	23,966.50
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/Town taxes	
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. Gross amount due from Buyer	3,773,966.50
200. Amounts Paid by or in Behalf of Buyer	
201. Deposit or earnest money	100,000.00
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208. Seller Paid Closing Costs	
209.	
Adjustments for items unpaid by seller	
210. City/Town taxes	24188414010000 1,899.00
211. County taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total paid by/for Buyer	101,899.00
300. Cash at Settlement from/to Buyer	
301. Gross amount due from Buyer (Line 120)	3,773,966.50
302. Less amount paid by/for Buyer (Line 220)	(101,899.00)
303. CASH FROM BUYER	3,672,067.50

K. Summary of Seller's Transaction	
400. Gross Amount Due to Seller	
401. Contract sales price	3,750,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/Town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross amount due to Seller	3,750,000.00
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	194,379.80
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507. Dep. disbursed as proceeds	
508. Seller Paid Closing Costs	
509.	
Adjustments for items unpaid by seller	
510. City/Town taxes	24188414010000 1,899.00
511. County taxes	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total reduction amount due Seller	196,278.80
600. Cash at Settlement from/to Seller	
601. Gross amount due to Seller (Line 420)	3,750,000.00
602. Less reductions due Seller (Line 520)	(196,278.80)
603. CASH TO SELLER	3,553,721.20

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

The undersigned hereby acknowledge receipt of a completed copy of this statement and any attachments referred to herein.

Buyer

Prime Capital Ventures, LLC

BY:

Kris Roglieri
Managing Member

DocuSigned by:

Kris Roglieri

64DC6B520274446...

Seller

Charles G. Barker

Susan L. Barker



A. Settlement Statement (HUD-1)

B. Type of Loan				6. File Number: 012300324		7. Loan Number:		8. Mortgage Insurance Case Number:	
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input checked="" type="checkbox"/> Conv. Unins 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins									
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. (012300324/83)									
D. Name and Address of Borrower: Prime Capital Ventures, LLC 600 Linkhorn Drive Virginia Beach, VA 23451				E. Name and Address of Seller: Charles G. Barker and Susan L. Barker			F. Name and Address of Lender: CASH		
G. Property Location: 600 Linkhorn Drive Virginia Beach, VA 23451 Virginia Beach County, Virginia Site 157, Plat of Linkhorn Park				H. Settlement Agent: Priority Title & Escrow, LLC (757)431-1001 641 Lynnhaven Parkway, Suite 200, Virginia Beach, VA 23452 Place of Settlement: 641 Lynnhaven Parkway, Suite 200 Virginia Beach, VA 23452			I. Settlement Date: January 31, 2023 Disbursement Date: January 31, 2023		

J. Summary of Buyer's Transaction					K. Summary of Seller's Transaction				
100. Gross Amount Due from Buyer					400. Gross Amount Due to Seller				
101. Contract sales price		3,750,000.00			401. Contract sales price		3,750,000.00		
102. Personal property					402. Personal property				
103. Settlement charges to buyer (line 1400)		23,966.50			403.				
104.					404.				
105.					405.				
Adjustments for items paid by seller in advance					Adjustments for items paid by seller in advance				
106. City/Town taxes					406. City/Town taxes				
107. County taxes					407. County taxes				
108. Assessments					408. Assessments				
109.					409.				
110.					410.				
111.					411.				
112.					412.				
120. Gross amount due from Buyer		3,773,966.50			420. Gross amount due to Seller		3,750,000.00		
200. Amounts Paid by or in Behalf of Buyer					500. Reductions in Amount Due to Seller				
201. Deposit or earnest money		100,000.00			501. Excess deposit (see instructions)				
202. Principal amount of new loan(s)					502. Settlement charges to seller (line 1400)		194,393.60		
203. Existing loan(s) taken subject to					503. Existing loan(s) taken subject to				
204.					504. Payoff of first mortgage loan				
205.					505. Payoff of second mortgage loan				
206.					506.				
207.					507. Dep. disbursed as proceeds				
208. Seller Paid Closing Costs					508. Seller Paid Closing Costs				
209.					509.				
Adjustments for items unpaid by seller					Adjustments for items unpaid by seller				
210. City/Town taxes		24188414010000 1,899.00			510. City/Town taxes		24188414010000 1,899.00		
211. County taxes					511. County taxes				
212. Assessments					512. Assessments				
213.					513.				
214.					514.				
215.					515.				
216.					516.				
217.					517.				
218.					518.				
219.					519.				
220. Total paid by/for Buyer		101,899.00			520. Total reduction amount due Seller		196,292.60		
300. Cash at Settlement from/to Buyer					600. Cash at Settlement from/to Seller				
301. Gross amount due from Buyer (Line 120)		3,773,966.50			601. Gross amount due to Seller (Line 420)		3,750,000.00		
302. Less amount paid by/for Buyer (Line 220)		(101,899.00)			602. Less reductions due Seller (Line 520)		(196,292.60)		
303. CASH FROM BUYER		3,672,067.50			603. CASH TO SELLER		3,553,707.40		

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The undersigned hereby acknowledge receipt of a completed copy of this statement and any attachments referred to herein.

Buyer
Prime Capital Ventures, LLC

BY: _____
Kris Roglieri
Managing Member

Seller

Charles G. Barker

Susan L. Barker

Charles G. Barker Rec. atty in fact.

L. Settlement Charges				Paid From Buyer's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees	\$ 187,500.00				
Division of commission (line 700) as follows:					
701. \$ 75,000.00	to Berkshire Hathaway Home Services				
702. \$ 112,500.00	to OWN Real Estate LLC				
703. Commission paid at settlement					187,500.00
704.					
705. Transaction/Brokerage Fee	to OWN Real Estate LLC			395.00	
800. Items Payable in Connection with Loan					
801. Our origination charge	(from GFE #1)				
802. Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)				
803. Your adjusted origination charges	(from GFE #A)				
804. Appraisal fee	(from GFE #3)				
805. Credit report	(from GFE #3)				
806. Tax service	(from GFE #3)				
807. Flood certification	(from GFE #3)				
808.					
809.					
810.					
811.					
900. Items Required by Lender to be Paid in Advance					
901. Interest from 01/31/23 to 02/01/23 to CASH @ \$	/day (1 day @	%)	(from GFE #10)		
902. Mortgage insurance premium for	month to		(from GFE #3)		
903. Homeowner's insurance	for year to		(from GFE #11)		
904.	for year to				
905.					
1000. Reserves Deposited with Lender					
1001. Initial deposit for your escrow account	(from GFE #9)				
1002. Homeowner's insurance	Months @ \$	per Month			
1003. Mortgage insurance	Months @ \$	per Month			
1004. Property taxes	Months @ \$	per Month	24188414010000		
1005.	Months @ \$	per Month			
1006.	Months @ \$	per Month			
1007.	Months @ \$	per Month			
1008.	Months @ \$	per Month			
1009. Aggregate Adjustment	Months @ \$	per Month			
1100. Title Charges					
1101. Title services and lender's title insurance to Priority Title & Escrow,	(from GFE #4)			495.00	
1102. Settlement or closing fee to Priority Title & Escrow, LLC	\$495.00				
1103. Owner's title insurance to VA Home Title, LLC	(from GFE #5)			9,875.00	
1104. Lender's title insurance to VA Home Title, LLC					
1105. Lender's title policy limit					
1106. Owner's title policy limit	\$3,750,000.00				
1107. Agent's portion of the total title insurance premium					
1108. Underwriter's portion of the total title insurance premium					
1109. See additional 1109 items				235.00	
1110. Title Search & Exam Fee to Priority Title & Escrow, LLC				260.00	
1111. Title Binder Fee to Priority Title & Escrow, LLC				90.00	
1112. Archive Fee to Priority Title & Escrow, LLC				35.00	
1113. Courier Fee to Priority Title & Escrow, LLC				30.00	
1114. Seller Wire Fee to Priority Title & Escrow, LLC					25.00
1115. Seller Attorney Fee to Sykes, Bourdon, Ahem & Levy P.C.					775.00
1116.					
1117.					
1200. Government Recording and Transfer Charges					
1201. Government recording charges to Clerk of Court	(from GFE #7)			51.50	
1202. Deed \$ 51.50; Mortgage \$; Releases \$					
1203. Transfer taxes to Clerk of Court	(from GFE #8)			12,500.00	
1204. City/County tax/stamps Deed \$ 3,125.00; Mortgage \$					
1205. State tax/stamps Deed \$ 9,375.00; Mortgage \$					
1206. State Grantor's Tax - Seller to Clerk of Court					3,750.00
1207. HRRF Fund (City Grantor Tax) - Seller to Clerk of Court					2,250.00
1208. Record POA to Clerk of Court					30.50
1300. Additional Settlement Charges					
1301. Required services that you can shop for	(from GFE #6)				
1302. Storm Water to Virginia Beach Treasurer	THRU 1/31				63.10
1303.					
1304.					
1305.					
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				23,966.50	194,393.60

Certified to be a true copy.


 Priority Title & Escrow, LLC, Settlement Agent

24188414010000

PRIME CAPITAL VENTURES LLC

Total Value
\$2,432,300

OVERVIEW

KEY INFORMATION

GPIN (Parcel ID)	24188414010000
Situs Address	600 Linkhorn Dr, Virginia Beach, VA, 234513958
Mailing Address	600 LINKHORN DR, VIRGINIA BEACH, VA, 23451-3917
Owner 1	PRIME CAPITAL VENTURES LLC
Owner 2	-
Legal Description	LINKHORN PARK SITE 157
Council District	D06
Neighborhood	Bay Colony
Property Class	Residential
Class Description	109 House and Apartment

FY23/24 ASSESSMENT

Land Value	\$635,000
Improvement Value	\$1,797,300
Total Value	\$2,432,300

LAND INFORMATION

CLASS DESCRIPTION	MAP BOOK	MAP PAGE	LAND USE	ZONING	LAND SIZE
109 House and Apartment	5	151	No	R40	41,469.14 SF

BUILDING INFORMATION

R03 - 109 HOUSE AND APARTMENT

SUMMARY GRID			
Number of Stories	2.0	Year Built	2019
Finished Living Area	6,301 SF	Construction Quality	Very Good
Bedrooms	5	Foundation	Full Crawl
Full Baths	6	Cooling	Central air
Half Baths	1	Heating	Forced hot air
Total Rooms	10	Exterior Cover	Cement fiber siding

IMPROVEMENTS

USE CODE	DESCRIPTION	ID #	CONSTRUCTED YR.	SIZE
DWELL	Dwelling	D	2019	6,301 SF
ATTGAR	Attached Garage	G01	-	994 SF

FLOOR DETAIL

FLOORS	FINISHED AREA
1.0	3,924 SF
2.0	2,377 SF
Total:	6,301 SF

INTERIOR & EXTERIOR FEATURES

INTERIOR & EXTERIOR FEATURES	SIZE/COUNT
Kitchen - additional	1
Fireplace	2
Elevator - Residential	1
Open Masonry Porch	280
Open Masonry Porch	430
Wood Deck	414

R04 - 109 HOUSE AND APARTMENT

R05 - 109 HOUSE AND APARTMENT

SALES INFORMATION

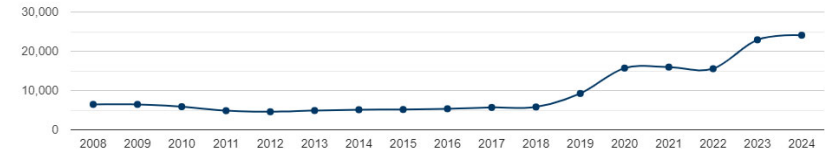
INSTRUMENT NO.	DEED BOOK	DEED PAGE	DEED DESCRIPTION	SALE DATE	SALE PRICE	MULTI-PARCEL
+ 202303003054	-	-	Full Covenant and Warranty Deed	01/31/2023	\$3,750,000	NO
Grantee	PRIME CAPITAL VENTURES LLC					
Grantor	BARKER CHARLES G					
+ 20200302000466550	-	-	BARGAIN SALE	06/02/2020	\$2,200,000	NO
Grantee	BARKER CHARLES G					
Grantor	152 PINWOOD ROAD LLC					
+ 20170907000765070	-	-	BARGAIN SALE	09/07/2017	\$630,000	NO
Grantee	152 PINWOOD ROAD LLC					
Grantor	WATSON LESLIE R					
+ 20160531000452800	-	-	Will	05/31/2016	\$0	NO
Grantee	WATSON LESLIE R					
Grantor	WATSON RUTH BUTT					
+ 0000000000000000	0	0	GENERAL WARRANTY	07/05/1776	\$0	NO
Grantee	WATSON RUTH BUTT					
Grantor	-					

ASSESSMENT HISTORY

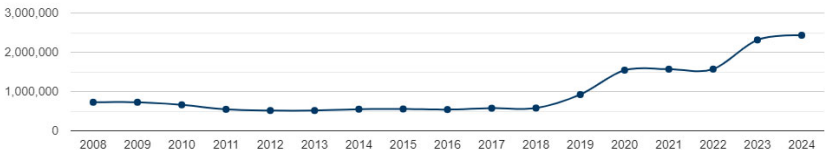
FISCAL YEAR	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TAX PER \$100	ANNUAL TAXES
2024	\$635,000	\$1,797,300	\$2,432,300	\$0.99	\$24,079.78
2023	\$605,000	\$1,709,600	\$2,314,600	\$0.99	\$22,914.54
2022	\$565,000	\$1,005,800	\$1,570,800	\$0.99	\$15,550.92
2021	\$565,000	\$1,004,000	\$1,569,000	\$1.0175	\$15,964.58
2020	\$565,000	\$979,200	\$1,544,200	\$1.0175	\$15,712.24
2019	\$565,000	\$357,900	\$922,900	\$1.0025	\$9,252.08
2018	\$542,700	\$37,300	\$580,000	\$1.0025	\$5,814.50
2017	\$495,800	\$79,400	\$575,200	\$0.99	\$5,694.48
2016	\$469,000	\$72,100	\$541,100	\$0.99	\$5,356.90
2015	\$502,500	\$53,000	\$555,500	\$0.93	\$5,166.16
2014	\$502,500	\$47,300	\$549,800	\$0.93	\$5,113.14
2013	\$469,000	\$47,300	\$516,300	\$0.95	\$4,904.86
2012	\$469,000	\$47,300	\$516,300	\$0.89	\$4,595.08
2011	\$500,000	\$46,700	\$546,700	\$0.89	\$4,865.64
2010	\$609,700	\$51,900	\$661,600	\$0.89	\$5,888.24
2009	\$670,000	\$57,026	\$727,026	\$0.89	\$6,470.54
2008	\$670,000	\$57,026	\$727,026	\$0.89	\$6,470.54

Exemption programs such as Seniors, Disabled Persons, Veterans, Energy Efficient Buildings, etc. are not reflected in the Annual Taxes

ANNUAL TAXES



ANNUAL ASSESSMENT



CITY SERVICES

Voting Precinct

Precinct: Precinct 1 - 001
Location: Galilee Episcopal Church
Address: 3928 Pacific Ave 23451
Telephone: 428-3573

Voting Districts

Local Election: District 6
State Senate: District 20
House of Delegates: District 99

Voters may check registration status & voter information online at <https://vote.elections.virginia.gov/VoterInformation>

Police Precinct

Police Precinct: 2

Trash Pickup Services

Trash Collection: TUESDAY
Recycling Week: Tuesday, January 2, 2024

SCHOOLS

Elementary School

LINKHORN PARK ELEMENTARY SCHOOL

Address: 977 First Colonial Road
Phone: 757-648-2920

School Website

Middle School

VIRGINIA BEACH MIDDLE SCHOOL

Address: 600 25th Street
Phone: 757-648-5050

School Website

High School

FRANK W COX HIGH SCHOOL

Address: 2425 Shorehaven Drive
Phone: 757-648-5250

School Website

DISCLAIMER: Results on this site are not an official confirmation of school assignments. Official confirmation of school assignments will be made upon registration at the school.

If you are unable to find your assigned school or discover an error, please call the VB Schools Office of Demographics and Planning at 757-263-1055 (Monday through Friday 8:00 a.m. - 5:00 p.m.) or email us at vbschzone@vbschools.com.

Data last updated: 12/20/2023